

FAQ - Continuing Education Requirements

Q. - It is my understanding that Section 10170.5 of the Business and Professions Code has been amended and that, effective January 1, 1996, there will be two additional mandatory continuing education courses that real estate licensees must complete in order to renew their license. Who will be affected by this new law?

A. - The new law will affect all real estate salespersons and brokers who renew their real estate licenses on or after January 1, 1996. This includes existing licensees as well as all individuals who initially obtain a real estate license on or after January 1, 1996.

Q. - On or after January 1, 1996, what will the continuing education (CE) requirements be for a real estate salesperson who is renewing for the first time, and how do they differ from previous law?

A. - The CE requirements for a real estate salesperson who is renewing for the first time are different from the renewal requirements for all other real estate licensees. Due to the fact that real estate salespersons are required to initially qualify for licensure by submitting evidence of completing a course in Real Estate Principles and by completing two additional college-level courses either before or within 18 months of licensure, these individuals are not required to complete the full 45 hours of continuing education for their first renewal. Prior to 1996, these individuals had to complete a 3-hour course in Agency and a 3-hour course in Ethics in order to renew their license. On or after January 1, 1996, a real estate salesperson who is renewing for the first time must complete separate 3-hour courses in Agency, Ethics, Trust Fund Handling, and Fair Housing in order to qualify for renewal.

Q. - On or after January 1, 1996, what will the initial CE requirements be for real estate brokers and for real estate salespersons who have been licensees for more than one term?

A. - All licensees, with the exception of salespersons renewing for the first time, are required to complete a full 45 hours of continuing education for each license renewal. For the initial renewal on or after January 1, 1996, the law will require, as part of the 45 hours of continuing education, completion of four mandatory 3-hour courses in Agency, Ethics, Trust Fund Handling and Fair Housing. These licensees will also be required to complete a minimum of 18 additional hours of courses related to consumer protection. The remaining hours required to complete the 45 hours of continuing education may be related to either consumer service or consumer protection, at the option of the licensee.

Q. - If a license is due for renewal on or after January 1, 1996, and the licensee has already earned 45 hours of continuing education credit (including 3-hour courses in "Agency" and "Ethics"), will the licensee also have to complete 3-hour courses in "Trust Fund Handling" and "Fair Housing" prior to renewal?

A. - Yes. Even though the credits earned will exceed 45 hours of continuing education, the law requires that all four of the mandatory courses in Agency, Ethics, Trust Fund Handling and Fair Housing be completed in order to renew a license on or after January 1, 1996.

Q. - What will the CE requirements be for licensees on their second renewal after January 1, 1996, and for all subsequent renewals?

A. - For the second and all subsequent renewals after January 1, 1996, licensees must complete, as part of the 45 hours of continuing education (which includes the minimum 18 hours of consumer protection courses), a 6-hour survey course covering all four of the mandatory subjects.